



Date: February 18, 2022

To: Planning and Zoning Commission Members

From: Patrick R. Zenner, Development Services Manager

Re: Short-term Rental Regulations –Permitted Use Table Modifications & Proposed Definitions

During the February 10, 2022 work session, the Commission and staff discussed proposed revisions to the Permitted Use Table and adoption of several definitions that would regulate short-term rentals. Motions were taken to approve the inclusion of “Short-term Rentals” as an authorized accessory use within the zoning districts identified in the attached Permitted Use Table. Additionally, the Commission made a motion and approved a definition for “Short-term Rental” as shown in the attached proposed definitions prepared by staff from December 29, 2021.

During the upcoming work session, staff desires to further discuss the adoption of relevant definitions applicable to short-term rentals as proposed in the December 29 draft definitions document as well as, time permitting, begin a broader discussion of potential use-specific standards applicable to the operation of an STR as an “accessory use” within the identified districts shown within the Permitted Use Table.

Staff acknowledges that the Commission still needs to permitting an STR as a “guest accommodation” as shown in the Permitted Use Table. Depending on the preference of the Commission, staff can accommodate a change in topics as may be desired. Staff understands that potentially working through adoption of additional general definitions and/or use-specific standards relating to the “accessory use” version of an STR may simplify future discussions relating to the possible permitting of them as a “guest accommodations”.

The choice of topics is being left to the desire of the Commission. Regardless of the direction taken progress will be made toward generating a set of proposed regulatory standards governing STRs within Columbia.

Please contact me if there are questions.

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